



Officer Report

Application Number:	HGY/2022/4013
Application Type:	Approval of details reserved by a condition
Address:	100, Cranwood, Woodside Avenue, Hornsey, London, N10 3JA
Proposal:	Approval of details for partial discharge of Condition 15 (Piling) of planning permission ref. HGY/2021/2727 granted on 10/10/2022 for the demolition of existing building and redevelopment of site to provide 41 new homes within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.
Case Officer:	Tania Skelli
Valid Date:	04/11/2022
Applicant:	Formation Design & Build
Agent:	Mr Paul James Canessa

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2021/2727 Demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.

2. CONSULTATION RESPONSE

Thames Water – Support

3. ANALYSIS/ASSESSMENT

Condition 15 reads:

No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out,

including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must thereafter be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage and water utility infrastructure.

Pursuant to condition 15 the applicant has provided a suite of surveys and reports including risk assessment and ground movement investigations to demonstrate the safety of the sewer system during piling works. This was reviewed by Thames Water and considered acceptable for a partial discharge for Building B and C only. Accordingly, it is recommended to be discharged.

The following conditions are outstanding:

7 (SBD), 8 (External lighting), 10 (Landscaping), 11 (Parapet), 14 (Delivery and Servicing Plan), 15 (re block A), 17(c&d) (Ground investigation), 20 (Energy), 21(b) (Ecology), 23 (Highway works), 24 (Be seen) and 25 (car parking).

Conditions 4 (materials and elevations), 9 (Boundary treatment), 11 (MH Rd wall/Parapet), 28 (Passive house) and 29 (PHPP) are currently under consideration.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 15

Informatives:

The following conditions are outstanding:

7 (SBD), 8 (External lighting), 10 (Landscaping), 11 (Parapet), 14 (Delivery and Servicing Plan), 15 (Piling; re block A), 17(c&d) (Ground investigation), 20 (Energy), 21(b) (Ecology), 23 (Highway works), 24 (Be seen) and 25 (car parking).

Conditions 4 (materials and elevations), 9 (Boundary treatment), 11 (MH Rd wall/Parapet), 28 (Passive house) and 29 (PHPP) are currently under consideration.